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## Staff Report for Item 4b

**To:** Chairman Michael Miller and Historic Architectural Review Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** April 28, 2015

**Applicant:** Michael Ingram

**Application Number:** H15-01-0322

**Address:** #608 Petronia Street

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### Description of Work:

Demolition of a **non**-contributing, but heavily altered building.

### Site Facts:

There is an entry for #608 Petronia that says the resource is altered but contributing. Historically, the building at 608 Petronia was a one-story vernacular frame home situated directly on Petronia Street. It has been altered over the years, and now its address is 811 Simonton Street. The building that is under review was once known as 104 Aulby Lane, but the address was changed in the 1950s to 608 Petronia Rear. Over time, 608 Petronia Rear shifted to just 608 Petronia Street, which is its current address. Staff believes that the entry listed in the survey for 608 Petronia actually refers to the one-story frame house now addressed at 811 Simonton Street.

Therefore, the building under review is not contributing. There was a one-story frame house with a gable roof there that was very historic (first appearing on the 1899 Sanborn map), but between 1962 and 1965, there was an addition added to the front. That front addition is still present today, but it appears the historic house on the rear was demolished. Even the front addition has been heavily altered over the years, with a complete change in roof configuration, materials, entryway, and now there is a completely different addition on the rear. The only two identifiable features remaining are the awning windows on the front and side.

### **Ordinance Cited in Review:**

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings, Sec. 102-218: Criteria for demolitions, and Sec. 102-125: Historic architectural review commission findings precedent to issuance in the Land Development Regulations.

### **Staff Analysis**

This Certificate of Appropriateness proposes the demolition of a frame structure that was constructed between 1962 and 1965 and its rear addition constructed sometime after 1965. The original house, seen in the rear in the 1965 photograph, has been demolished, and the front addition, built c.1965, has been heavily altered and has no character defining features or historic material left. Staff believes it does not meet any of the criteria listed in Sec.102-125, and therefore it can be considered for demolition.

As staff feels that most, if not all, of the historic material has been removed, only one reading is needed.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

BUILDING PERMIT NUMBER <b>15-01332</b>		INITIAL & DATE <b>3/9/15</b>	
FLOODPLAIN PERMIT		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

608 PETRONIA ST

# OF UNITS

RE # OR ALTERNATE KEY:

RE 1628-001

NAME ON DEED:

MERLINN INN, INC.

PHONE NUMBER

OWNER'S MAILING ADDRESS:

EMAIL



CONTRACTOR COMPANY NAME:

PHONE NUMBER

BY: MC 1:55

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

MICHAEL B. INGRAM

PHONE NUMBER

305-320-0211

ARCHITECT / ENGINEER'S ADDRESS:

1001 WHITEHEAD ST. # 101

EMAIL

MINGRAM@K2MDESIGN.COM

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: \_\_\_ YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$5000.00

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: \_\_\_ ONE OR TWO FAMILY \_\_\_ MULTI-FAMILY \_\_\_ COMMERCIAL \_\_\_ NEW \_\_\_ REMODEL  
 \_\_\_ CHANGE OF USE / OCCUPANCY \_\_\_ ADDITION \_\_\_ SIGNAGE \_\_\_ WITHIN FLOOD ZONE  
 DEMOLITION \_\_\_ SITE WORK \_\_\_ INTERIOR \_\_\_ EXTERIOR \_\_\_ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., REMOVE ± 1000 SF.

RESIDENTIAL STRUCTURE; DISCONNECT UTILITIES.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Julia Fondriest	QUALIFIER PRINT NAME:
OWNER SIGNATURE: <i>Julia Fondriest</i>	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 6th DAY OF March, 2015.	STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 2015.
<i>Stacy L. Gibson</i>	<i>[Signature]</i>
STACY L. GIBSON Commission # FF 170806 Expires October 22, 2018	User: KEYBLD Type: BP Drawer: 1 Date: 3/09/15 50 Receipt no: 15764 2015 1000332 PT * BUILDING PERMITS-NEW CK CHECK 1.00 \$100.00 Total tendered 19493 \$100.00 Total payment \$100.00
Personally known or produced as identification.	Personally known or produced as identification.

036-0

57464-19100-8925 Pdb  
20407-20407

LD: PETRONIA

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW

SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

**SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:**

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
REMOVE STRUCTURE @ 600 PETRONIA	2x4 FRAME W/ T-111 SIDING	
REMOVE STAIRS and porches.		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:		INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.

OFFICIAL USE ONLY: HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	DATE:

*LOS PETRE WIA*

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- 16 - 01 - 352



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N.A.

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**OR THAT THE BUILDING OR STRUCTURE;**

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

ORIGINAL STRUCTURE HAS BEEN REMOVED & REPLACED  
& IS LESS THAN 50 YEARS OLD.

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- (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

N.A.

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- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

NEW STRUCTURES

- (d) Is not the site of a historic event with a significant effect upon society.

N.A.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

N.A.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

N.A.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N.A.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N.A. - PARCEL IS MID-BLOCK (SEE ATTACHED PLAT MAP.)

- (i) Has not yielded, and is not likely to yield, information important in history.

N.A.



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APPENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

\_\_\_\_\_ Yes Number of pages and date on plans \_\_\_\_\_

X No Reason SITE IS TO BE UTILIZED IN CONJUNCTION WITH  
HERLINN GUESTHOUSE 806-813 SIMONTON

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

\_\_\_\_\_ EXISTING BUILDING IS NOT CONTRIBUTING TO HISTORIC CHARACTER  
AS IT IS A REPLACEMENT STRUCTURE OF NO ARCHITECTURAL  
MERIT

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

\_\_\_\_\_ NOT CONTRIBUTING

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

\_\_\_\_\_ ORIGINAL STRUCTURE(S) HAVE BEEN PREVIOUSLY REMOVED,

(4) Removing buildings or structures that would otherwise qualify as contributing.

\_\_\_\_\_ AGE & CHARACTER DO NOT QUALIFY

**Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.**

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

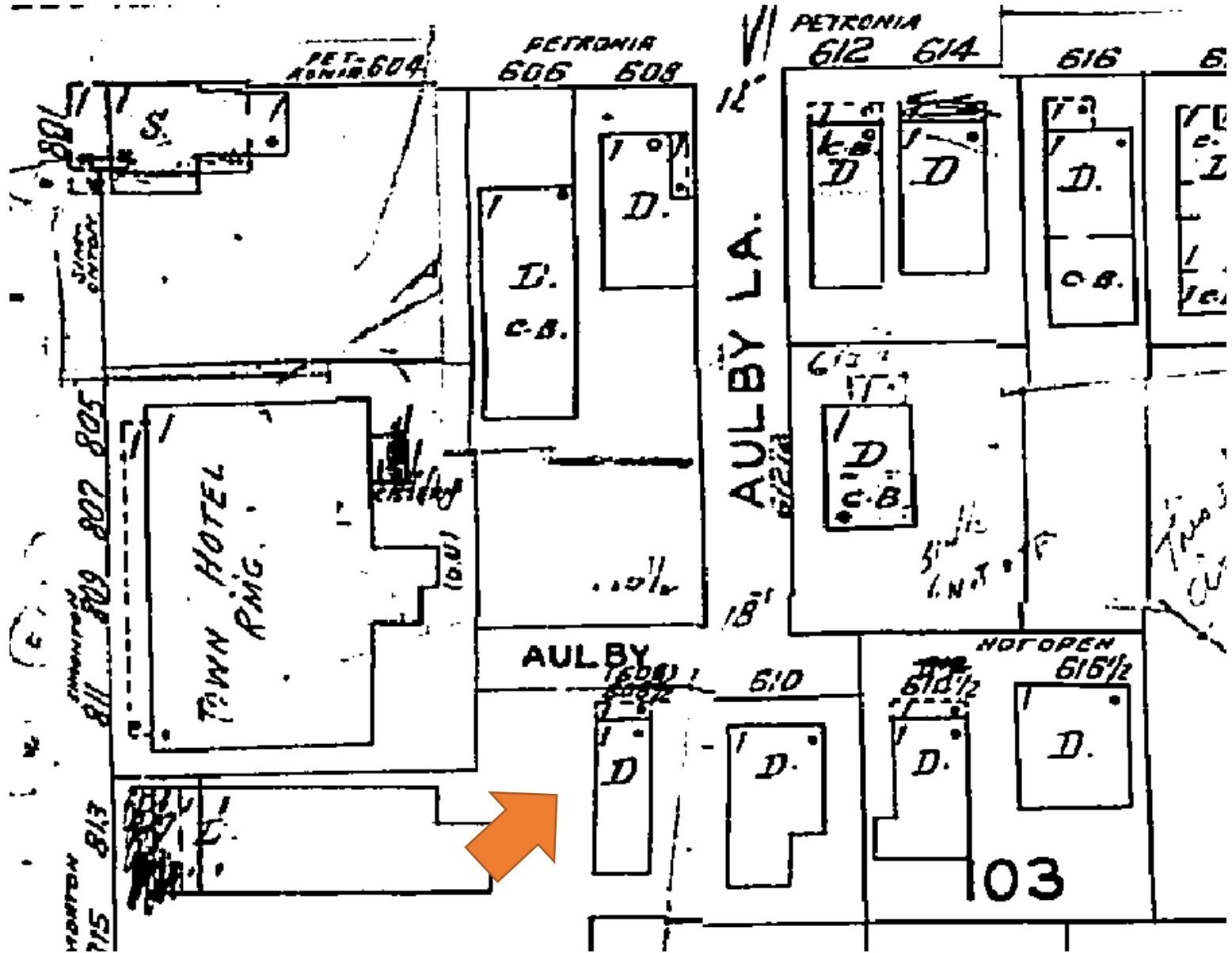
 PROPERTY OWNER'S SIGNATURE:	JULIA FOUNDRIST 3.6.15 DATE AND PRINT NAME:
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**OFFICE USE ONLY**

<b>BUILDING DESCRIPTION:</b>			
<input type="checkbox"/> Contributing	Year built <u>c.1965</u>	Style _____	Listed in the NRHP _____ Year _____
<input checked="" type="checkbox"/> Not listed	Year built _____	Comments _____	

Reviewed by Staff on <u>3/9/2015</u> Notice of hearing posted <u>4/21/2015</u> First reading meeting date <u>4/28/2015</u> Second Reading meeting date <u>N/A</u> TWO YEAR EXPIRATION DATE _____	Staff Comments the building that is there was built c.1965. It has been heavily altered. Very little historic fabric left.
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# SANBORN MAPS



1962 Sanborn Map



2011 Google Earth Aerial

You can tell that today's footprint is much larger than the historic house

# PROJECT PHOTOS





608 Petronia, formerly 608 Petronia Rear  
Property Appraiser's Photograph, c. 1965. Monroe County Public Library.















View from the street. The building is not publicly visible.





811 Simonton, formerly 608 Petronia  
Property Appraiser's Photograph, c. 1965. Monroe County Public Library.

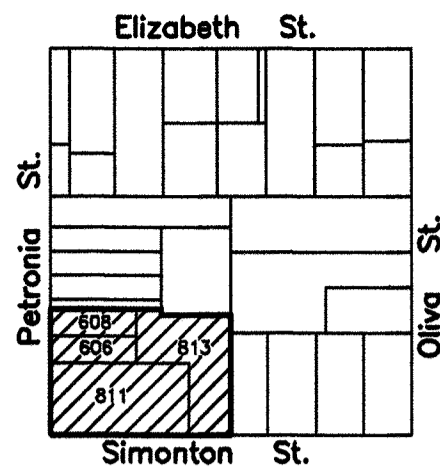




811 Simonton, formerly 608 Petronia Street

# SURVEY





**LOCATION MAP**  
Square 4, Tract 4 & 5  
City of Key West, Fl.

811 Simonton Street Key West Florida:  
Part of Lot 1 in Square 4 of Simonton and Walls Addition to the City of Key West more particularly described as follows: BEGINNING at a point on Simonton Street which is 60 feet from the junction of Simonton and Petronia Streets and running thence along said Simonton Street in a Southeasterly direction 84.33 feet; thence at right angles in a Northeasterly direction 75 feet; thence at right angles in a Northwesterly direction 84.33 feet; thence at right angles in a Southwesterly direction 75 feet out to the Place of Beginning.

ALSO:

Part of Lot 1 in Square 4 of Simonton and Walls Addition to the City of Key West more particularly described as follows: BEGINNING at the corner of Simonton and Petronia Street and running thence along Petronia Street in a Northeasterly direction 75 feet; thence at right angles in a Southeasterly direction 59.33 feet; thence at right angles in a Southwesterly direction 75 feet to Simonton Street; thence along the line of Simonton Street in a Northwesterly direction 59.33 feet to the Place of Beginning.

ALSO:

Part of Lot 1 in Square 4 of Simonton and Walls Addition to the City of Key West more particularly described as follows: BEGINNING at a point on Simonton Street which point is 59.33 feet Southeasterly from the corner of Simonton and Petronia Streets and running along said Simonton Street in a Southeasterly direction 0.67 feet of a foot; thence at right angles in a Northeasterly direction 75 feet; thence at right angles in a Northwesterly direction 0.67 of a foot; thence at right angles in a Southwesterly direction 75 feet out to the Place of Beginning.

ALSO:

606 Petronia Street Key West Florida:

On the Island of Key West and is part of Lot 1, in Square 4 of Tract 4: COMMENCING at a point on the Southeasterly side of Petronia Street distant 75 feet Northeasterly from the corner of Simonton and Petronia Streets, and running thence at right angles in a Southeasterly direction 90 feet; thence at right angles in a Northeasterly direction 26 feet; thence at right angles in a Northwesterly direction 90 feet; thence at right angles in a Southwesterly direction 26 feet to the Point of Beginning.

ALSO:

608 Petronia Street Key West Florida:

On the Island of Key West and is a Part of Lot One (1), Square Four (4). COMMENCING at a point on the Southeast side of Petronia Street distant 101 feet Northeast from the corner of Simonton and Petronia Streets, and running thence at right angles in a Southeast direction 90 feet; thence at right angles in a Northeast direction 30 feet; thence at right angles in a Northwest direction 90 feet to Petronia Street; thence at right angles along Petronia Street in a Southwest direction 30 feet to the Point of Beginning.

ALSO:

813 Simonton Street Key West, Florida:

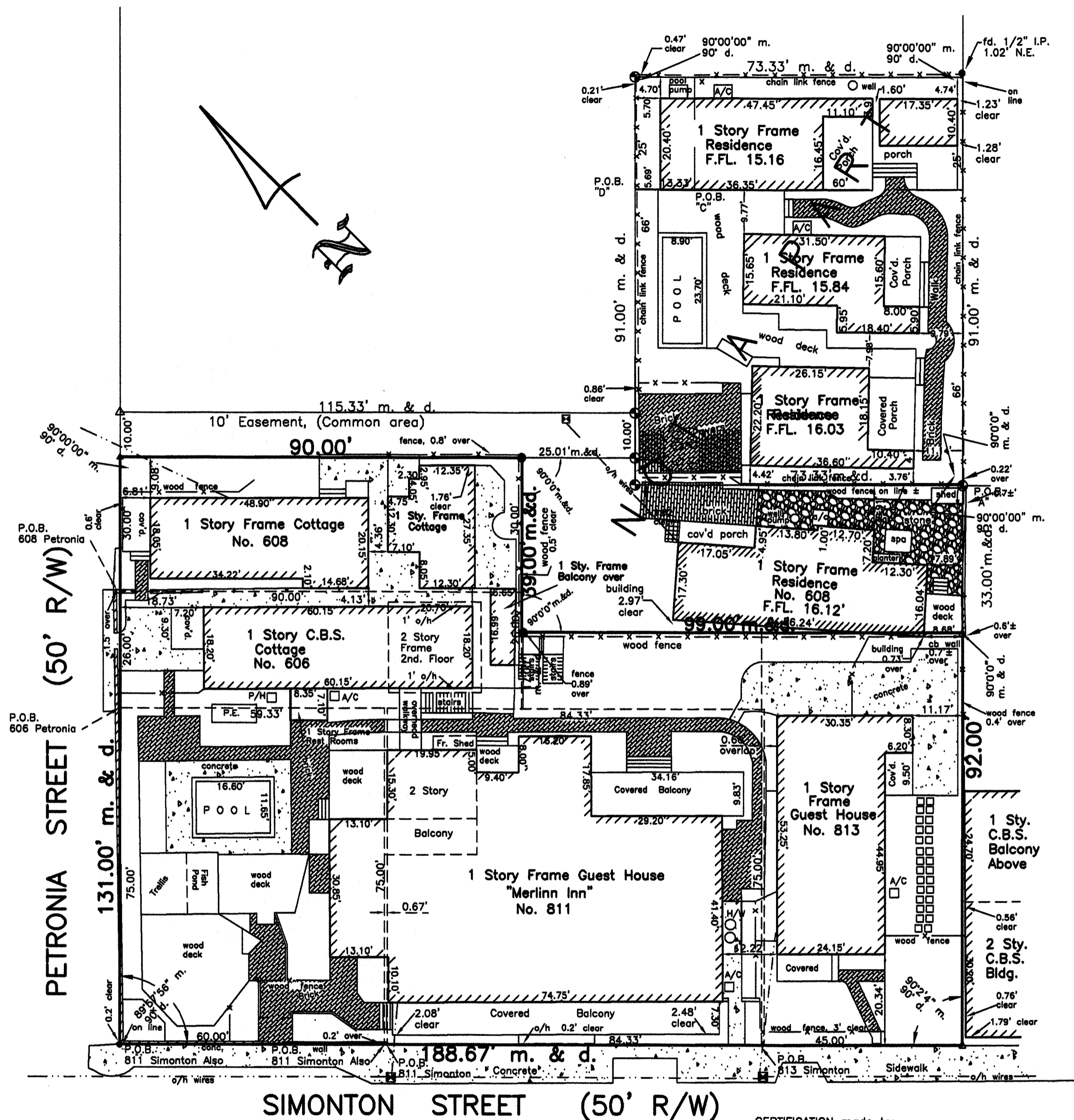
On the Island of Key West and is part of Lot One (1) of Square Four (4), beginning at a point on the Northeast side of Simonton Street distant 143.67 feet Southeasterly from the corner of Simonton and Petronia Streets and thence Southeasterly along the said Northeast boundary line of Simonton Street 45 feet to a point; thence Northeasterly at right angles 92 feet to a point; thence Northwesterly at right angles 99 feet to a point; thence Southwesterly at right angles 17 feet to a point; thence Southeasterly at right angles 54 feet to a point; thence Southwesterly at right angles 75 feet back to the point of beginning.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



**SURVEYOR'S NOTES:**

North arrow based on assumed median Reference Bearing: R/W Petronia Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

**Abbreviations:**

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- rm. = Measured
- d. = Deed
- N.T.S. = Not to Scale
- CL = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- C.L.F. = Chain Link Fence

**Monumentation:**

- = Found 1/2" Iron Bar, P.L.S. No. 1587
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail, P.L.S. No. 5234
- ⊙ = set 1/2" Iron Bar, P.L.S. No. 2749

- o/h = Overhead
- F.F.L. = Finish Floor Elevation
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- wd. = Wood
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- A/C = Air Conditioner
- P.E. = Pool Equipment
- P/H = Pool Heater

Field Work performed on: 1/29/15

**CERTIFICATION made to:**

Merlenn Inn, Inc.  
Chicago Title Insurance Company  
Spottswood, Spottswood & Spottswood  
Capital Bank, its successors and/or  
assigns, as their interest may appear  
Jones Walker, LLP

Merlenn Inn, Inc.  
811 Simonton Street  
Key West, Fl. 33040

**BOUNDARY SURVEY**

Scale: 1"=20'  
Date: 5/16/00

Ref. 153-31 file  
Flood panel No. 1516 K  
Flood Zone: X

Dwn No.: 15-138

Dwn. By: F.H.H.

Flood Elev. -

**REVISIONS AND/OR ADDITIONS**

data/dwg/key\_west/block\_70/811\_Simonton

# PROPOSED DESIGN





# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 28, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW PARKING LOT. DEMOLITION OF A CONTRIBUTING, BUT  
HEAVILY ALTERED BUILDING.**

**FOR- #608 PETRONIA STREET**

**Applicant – Michael Ingram**

**Application # H15-01-0322**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**





**HARC POSTING AFFIDAVIT**

**STATE OF FLORIDA:  
COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared MARLON GARNETT, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

- 1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 608 PETRONIA ST. REAR on the 21 day of April, 2015.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 4/28, 2015.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H15-01-0184

- 2. A photograph of that legal notice posted in the property is attached hereto.

**Signed Name of Affiant:** Marlon Garnett  
**Date:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_  
**State, Zip:** \_\_\_\_\_

The forgoing instrument was acknowledged before me on this 21 day of April, 2015.

By (Print name of Affiant) Marlon Garnett who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**  
 Sign Name: Elizabeth McHenry  
 Print Name: Elizabeth McHenry  
 Notary Public - State of Florida (seal)  
 My Commission Expires: Jan 9, 2017



# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 1016675 Parcel ID: 00016280-000100

### Ownership Details

**Mailing Address:**

MERLINN INN INC  
811 SIMONTON ST  
KEY WEST, FL 33040-7445

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

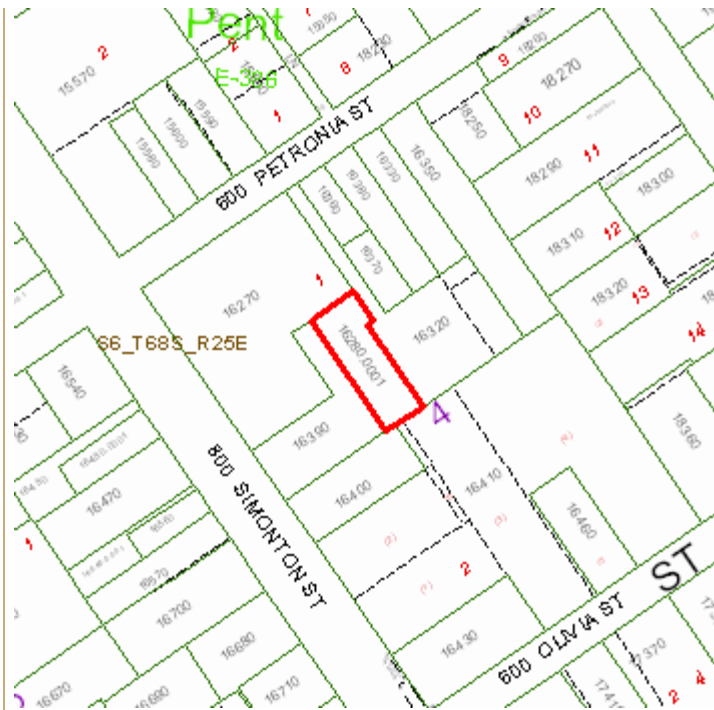
**Section-Township-Range:** 06-68-25

**Property Location:** 608 PETRONIA ST REAR: KEY WEST

**Legal Description:** KW PT LOT 1 SQR 4 TR 4 G39-167/169 OR518-301 OR775-804D/C OR892-827 OR893-112 OR928-2153L/E OR1140-2201 (UR D/C ON FILE NODA CARMELINA) OR1807-98/99R/S OR2067-690/692 OR2233-2231D/C OR2335-453D/C OR2558-495/496C/T OR2558-1390/91AMD OR2616-1263 OR2725-826/29

**Click Map Image to open interactive viewer**





### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	56	99	3,417.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1088  
**Year Built:** 1933



## Building 1 Details

<b>Building Type</b> R1	<b>Condition</b> A	<b>Quality Grade</b> 450
<b>Effective Age</b> 17	<b>Perimeter</b> 158	<b>Depreciation %</b> 22
<b>Year Built</b> 1933	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 1,088
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> CONC BLOCK
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 2
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 1	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1933	N	Y	0.00	0.00	1,088
2	OPF		1	1933			0.00	0.00	68

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT4:PATIO	242 SF	0	0	2006	2007	2	50

3	PT2:BRICK PATIO	240 SF	24	10	2006	2007	2	50
4	WD2:WOOD DECK	100 SF	10	10	2006	2007	2	40

## Appraiser Notes

2014-11-14 MLS \$599,900 2/2 GREAT HIDDEN GEM IN OLD TOWN JUST 2 BLOCKS FROM DUVAL & TUCKED AWAY ON A PRIVATE LANE OFF PETRONIA STREET. WITH 2 BEDROOMS AND 2 BATHS THIS HOME HAS BEEN RENOVATED WITH BRAZILLIAN HARDWOOD FLOORS, A GAS STOVE AND AN OUTDOOR DECK & JACUZZI. THERE IS OFF STREET PARKING & ROOM FOR A SMALL POOL. WALK TO EVERYTHING!!

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	06-3551	06/12/2006	07/28/2006	4,500	Residential	REPLACE ROOF W/ 1,200 SF V-CRIMP.
	06-3630	06/14/2006	07/28/2006	3,500	Residential	REPLACE A/C UNIT W/ 2.5 TON.
1	9704224	12/17/1997	12/31/1997	4,000	Residential	OUTLETS/SWITCHES ETC

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	90,443	4,292	394,936	489,671	489,671	0	489,671
2013	90,458	1,670	341,248	433,376	433,376	0	433,376
2012	91,697	1,673	260,373	353,743	353,743	0	353,743
2011	92,936	1,676	385,542	480,154	480,154	0	480,154
2010	95,414	1,678	407,556	504,648	504,648	0	504,648
2009	110,298	1,681	483,029	595,008	595,008	0	595,008
2008	112,826	1,843	600,950	715,619	715,619	0	715,619
2007	165,261	1,846	458,439	625,546	625,546	0	625,546
2006	262,450	1,848	326,230	590,528	590,528	0	590,528
2005	274,245	1,915	260,984	537,144	119,322	25,500	93,822
2004	144,318	1,982	243,814	390,114	115,847	25,500	90,347
2003	138,973	2,048	130,492	271,513	113,687	25,500	88,187
2002	149,465	2,115	80,699	232,279	111,023	25,500	85,523
2001	119,168	2,181	80,699	202,048	109,275	25,500	83,775
2000	119,168	2,617	60,095	181,880	106,093	25,500	80,593
1999	97,354	2,188	60,095	159,638	103,304	25,000	78,304
1998	70,784	500	60,095	131,379	101,678	25,000	76,678
1997	67,245	475	53,227	120,947	99,979	25,000	74,979
1996	43,532	308	53,227	97,067	97,067	25,000	72,067
1995	43,532	308	53,227	97,067	94,928	25,000	69,928
1994	38,931	275	53,227	92,433	92,433	25,000	67,433

<b>1993</b>	38,931	275	53,227	92,433	92,433	25,000	67,433
<b>1992</b>	38,931	297	53,227	92,455	92,455	25,000	67,455
<b>1991</b>	41,619	614	53,227	95,459	95,459	25,000	70,459
<b>1990</b>	13,917	614	42,925	57,456	57,456	25,000	32,456
<b>1989</b>	12,273	558	42,067	54,898	54,898	25,000	29,898
<b>1988</b>	10,114	558	36,916	47,588	47,588	25,000	22,588
<b>1987</b>	9,984	558	19,316	29,858	29,858	25,000	4,858
<b>1986</b>	10,041	558	18,544	29,143	29,143	25,000	4,143
<b>1985</b>	9,726	558	9,618	19,902	19,902	0	19,902
<b>1984</b>	9,072	558	9,618	19,248	19,248	0	19,248
<b>1983</b>	9,072	558	9,618	19,248	19,248	19,248	0
<b>1982</b>	9,256	558	9,618	19,432	19,432	19,432	0

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>2/6/2015</b>	2725 / 826	575,000	<u>WD</u>	<u>30</u>
<b>3/4/2013</b>	2616 / 1283	475,000	<u>WD</u>	<u>37</u>
<b>3/6/2012</b>	2558 / 1390	0	<u>CT</u>	<u>12</u>
<b>3/5/2012</b>	2558 / 495	321,000	<u>CT</u>	<u>12</u>
<b>12/16/2004</b>	2067 / 690	133,000	<u>WD</u>	<u>K</u>
<b>2/1/1972</b>	775 / 804D	4,000	00	<u>Q</u>

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Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176